

# **PHA Plans**

## **Streamlined Annual Version**

**U.S. Department of Housing and  
Urban Development**  
**Office of Public and Indian  
Housing**

CMB No.  
2577-0226  
(exp. 05/31/2006)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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## **Streamlined Annual PHA Plan for Fiscal Year: 2006**

### **PHA Name: HOUSING AUTHORITY OF THE CITY OF COLORADO SPRINGS**

**NOTE:** This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

## **Streamlined Annual PHA Plan Agency Identification**

**PHA Name:** Housing Authority of the City of Colorado Springs      **PHA Number:** CO 028

**PHA Fiscal Year Beginning:** 01/2006

**PHA Programs Administered:**

**Public Housing and Section 8      Section 8 Only      Public Housing Only**

Number of public housing units: 707    Number of S8 units:      Number of public housing units:  
Number of S8 units: 2065

**PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**PHA Plan Contact Information:**

Name: Eugene D. Montoya  
TDD: 1-800-659-3656

Phone: (719) 387-6712  
Email: edm@csha.us

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

PHA's main administrative office      PHA's development management offices

## **Display Locations For PHA Plans and Supporting Documents**

The PHA Plan revised policies or program changes (including attachments) are available

for public review and inspection.      Yes      No.

If yes, select all that apply:

Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or State government

Public library

PHA website

Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

Main business office of the PHA

PHA development management

offices

Other (list below)

## **Streamlined Annual PHA Plan**

**Fiscal Year 2006**

[24 CFR Part 903.12(c)]

### **Table of Contents**

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

#### **A. PHA PLAN COMPONENTS**

1. Site-Based Waiting List Policies

**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**

2. Capital Improvement Needs

**903.7(g) Statement of Capital Improvements Needed**

3. Section 8(y) Homeownership

**903.7(k)(1)(i) Statement of Homeownership Programs**

4. Project-Based Voucher Programs

5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.

6. Supporting Documents Available for Review

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report

8. Capital Fund Program 5-Year Action Plan

#### **B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related**

Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070**, Certification for a Drug-Free Workplace; \_

**Form HUD-50071**, Certification of Payments to Influence Federal Transactions; and

**Form SF-LLL &SF-LLLa**, Disclosure of Lobbying Activities.

## **1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Site-Based Waiting Lists-Previous Year**

- Has the PHA operated one or more site-based waiting lists in the previous year?  
If yes, complete the following table; if not skip to B.

<b>Site-Based Waiting Lists</b>				
<b>Development Information:</b> (Name, number, location)	<b>Date Initiated</b>	<b>Initial mix of Racial, Ethnic or Disability Demographics</b>	<b>Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL</b>	<b>Percent change between initial and current mix of Racial, Ethnic, or Disability demographics</b>

- What is the number of site based waiting list developments to which families may apply at one time? \_\_\_\_ \_

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? \_\_\_\_
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

### **B. Site-Based Waiting Lists – Coming Year**

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?  
PHA main administrative office  
All PHA development management offices  
Management offices at developments with site-based waiting lists  
At the development to which they would like to apply  
Other (list below)

## **2. Capital Improvement Needs**

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay

debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

**B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

1. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	<div>Revitalization Plan under development</div> <div>Revitalization Plan submitted, pending approval</div> <div>Revitalization Plan approved</div> <div>Activities pursuant to an approved Revitalization Plan underway</div>

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? \_\_\_\_

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.

Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):

Demonstrating that it has other relevant experience (list experience below):

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

low utilization rate for vouchers due to lack of suitable rental units  
access to neighborhoods outside of high poverty areas  
other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

#### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)  
State of Colorado
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the



development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

HOME funding for home ownership program, tenant-based rental assistance, homeless prevention, self-sufficiency program, and general coordination of lower income housing program needs.

## **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review
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Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations

X	Any policies governing any Section 8 special housing types Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Colorado Springs		<b>Grant Type and Number</b> Capital Fund Program Grant No: CO06P02850105 Replacement Housing Factor Grant No:			Federal FY of G	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	uantit	Total Estimated Cost		Total Ac
PHA Wide Administration				Original	Revised	Funds Obligate
	44% Salary Asst. Executive Director	1410		\$42,090		
	44% Benefits Asst. Executive Dir.	1410		\$12,210		
	33% Salary Facilities Supervisor	1410		\$22,560		
	33% Benefits Facilities Supervisor	1410		\$6,540		
	25% Salary Accounting Tech.	1410		\$10,500		
	25% Benefits Accounting Tech.	1410		\$3,050		
	50% Salary Data Entry Tech.	1410		\$10,500		
	50% Benefits Data Entry Tech.	1410		\$3,050		
	Mileage	1410		\$1,200		
	Travel/Training	1410		\$1,000		
	Communications	1410		\$800		
	Sundry/Office Supplies	1410		\$2,100		
Audit	Audit this Grant	1411		\$500		
PHA Wide Fees and Costs	Printing bid specifications, advertising, mailing resident notices	1430		\$2,500		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Colorado Springs		<b>Grant Type and Number</b> Capital Fund Program Grant No: CO06P02850105 Replacement Housing Factor Grant No:			Federal FY of G	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	uantit	Total Estimated Cost	Total Ac	
					form HUD-50075-SA (04/30/2003)	

				Original	Revised	Funds Obligated
PHA Wide Administration						
	Architectural Fees for Specific Unit Problems	1430		\$15,000		
PHA Wide Management Improvements	Accounting System Improvements	1408		\$25,000		
	Resident Services Nutrition Data Management Improvements	1408		\$6,000		
	Maintenance Inventory and Data Systems Improvements	1408		\$9,000		
Non-Dwelling Equipment	Van replacement for Inventory/Supply Facility	1475		\$20,000		
CO28-01	Contractors Bond	1460		\$30,000		
	Renovate interior and rebuild mechanical of main elevator	1460		\$85,600		
	Rebuild mechanical of service elevator	1460		\$59,500		
	Replace all kitchen, service, and trash area floors with quarry tile	1460		\$42,900		
CO28-01	Underlay hall floors and replace carpet in all common areas and community areas	1460		\$56,350		
	Redesign and update management offices to improve tenant services	1460		\$9,000		
	Repair and resurface hallway and common area plaster walls	1460		\$48,250		
	Tuck point deteriorated exterior brick areas	1460		\$16,000		
	Replace common area HVAC units	1460		\$43,000		
	Replace kitchen drop ceiling grid and panels	1460		\$4,100		
Non-Dwelling Equipment	Replace common area furniture, resident dining and meeting area tables, chairs	1475		\$19,000		
CO28-01	Restore/Replace street level wood windows to maintain historical integrity	1460		\$88,900		
	Repair/Replace exterior doors and power openers	1460		\$12,000		

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Housing Authority of the City of Colorado Springs		<b>Grant Type and Number</b> Capital Fund Program Grant No: CO06P02850105 Replacement Housing Factor Grant No:				Federal FY of G
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	uantit	Total Estimated Cost		Total Ac
Public Housing Management and Maintenance Facility				Original	Revised	Funds Obligated
	Install pitched roof on front structure	1470		\$27,800		
	Replace flat roof rear structure	1470		\$38,500		
	Replace single pane window walls with finished frame walls and thermal windows	1470		\$23,400		
	Install additional windows and skylights in expanded office area	1470		\$11,900		
	Stucco exterior walls of front structure and South wall of rear structure	1470		\$43,500		
	Remove walls and renovate existing office areas	1470		\$16,800		
	Construct walls for offices and hallways	1470		\$13,800		
	Upgrade electrical system and install/replace interior/exterior lights	1470		\$23,100		
	Remove and replace existing office ceilings	1470		\$6,300		
	Install new floor coverings in all office areas	1470		\$11,200		
	Replace reception area wall/desk unit	1470		\$4,175		
	Construct 1,600 s/f block storage building on slab floor on back of existing building	1470		\$66,800		
	Install new HVAC roof mounted system for office area	1470		\$29,900		
	Install ceiling mount space heaters in shop/storage areas	1470		\$10,600		
	Remove existing HVAC system and abate asbestos insulation	1485		\$8,500		
	Install commercial garage door and opener	1470		\$4,300		

	Install new fence, gate and gate posts	1470		\$4,800		
	Replace front drive with concrete slab with central drain pan	1470		\$13,800		
	Replace exterior entry doors and reconstruct main entry exterior	1470		\$6,100		

[illegible]

PHA Name: Housing Authority of the City of Colorado Springs		Grant Type and Number Capital Fund Program Grant No: CO06P02850105 Replacement Housing Factor Grant No:	
xOriginal Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: ) Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Revised
1	Total non-CFP Funds		
2	1406 Operations		



3	1408 Management Improvements	\$40,000		
4	1410 Administration	\$115,600		
5	1411 Audit	\$500		
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$17,500		
8	1440 Site Acquisition			
9	1450 Site Improvement	\$65,000		
10	1460 Dwelling Structures	\$513,600		
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Nondwelling Structures	\$356,775		
13	1475 Nondwelling Equipment	\$39,000		
14	1485 Demolition	\$8,500		
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities			
19	1501 Collateralization or Debt Service			
20	1502 Contingency			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,156,475		
22	Amount of line 21 Related to LBP Activities			
23	Amount of line 21 Related to Section 504 compliance			
24	Amount of line 21 Related to Security – Soft Costs			
25	Amount of Line 21 Related to Security – Hard Costs			
26	Amount of line 21 Related to Energy Conservation Measures	\$118,300		

### Capital Fund Program Five-Year Action Plan

#### Part I: Summary

PHA Name					Original 5-Year Plan Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	
	Annual Statement				
CO. 28-10					
CO.-28-14					

CO. 28-15				
CO. 28-20				
CO. 28-23		\$1,139,968		
CO. 28-24			\$1,027,292	\$359,277
CO.-28-25				\$772,404
CO. 28-28				\$72,549
CO. 28-29		\$14,462	\$176,938	
CO. 28-30		\$49,800		
CFP Funds Listed for 5-year planning		\$1,204,230	\$1,204,230	\$1,204,230
Replacement Housing Factor Funds		\$0.00	\$0.00	\$0.00

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year 1	Activities for Year : <u>Two (2)</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year : <u>Two (2)</u> FFY Grant: 2006 PHA FY: 2006	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See					
Annual	<i>CO. 28-23</i>	Contractor's Bond	\$36,000	<i>CO. 28-30</i>	Contractor's Bond
Statements	<i>23 Scattered Sites</i>	General Conditions	\$36,000	<i>1 Scattered Site</i>	General Conditions
	<i>Family Housing</i>	General Excavation		<i>Family Housing</i>	General Excavation
		Footing Excavation			Footing Excavation
		Backfill, Sump Pumps, Drainage	\$12,090		Backfill Pumps
		Foundation Piles and Caissons			Founda and C
		Concrete Foundations			Co Foun
		Reinforcing Steel			Reinfor
		Waterproofing & Damp Proofing			Waterp Damp
		Spandrel Water Proofing			Spand Pro
		Structural Steel			Struct
		Masonry			Ma
		Stonework			Ston
		Miscellaneous & Ornamental Metal			Miscel Orname
		Replace Windows	\$78,000		Replac
		Roofing	\$56,024		Ro
		Gutters, Downs, Splash Blocks	\$7,800		Gutter Splas
		Rough Carpentry, Garage Doors	\$55,640		Rough Garag
		Metal Bucks			Meta
		Caulking			Ca

		Weatherstripping, Insulation	\$2,730		Weathe Insu
		Lath, Plastering, Drywall, Wall Tile	\$39,000		Lath, P Drywall
		Stucco, Ext. Paint, Vinyl Siding	\$105,635		Stucco, Viny
		Finish Carpentry, Passage Doors & Finish Hardware	\$51,792		Finish Passag Finish
		Glass & Glazing			Glass &
		Ext. Metal Doors, Screen Doors	\$38,116		Ext. Me Scree
		Metal Base & Trim			Meta T
		Toilet Partitions			Toilet
		Floors, Subfloors, Refinish Floors, Floor Coverings	\$58,500		Floors, Refini Floor C
		Painting & Decorating	\$24,362		Paint Deco
		Screens			Sc
		Plumbing, Hot Water Heaters, Sinks, Faucets, Shut Offs, Supply Lines, Etc.	\$46,800		Plumb Water Sinks, Shut O Line
		Heating, Furnaces, Boilers, Thermostats	\$33,800		Heating Bo Ther
		Ventilating Systems			Ven Sy
		Electrical, Breaker Panel, Rewiring, Switches, Plugs, Face Plates, GFI, Light Fixtures	\$19,500		Electric Panel, Switch Face P Light
		Elevators			Ele
		Elevator Enclosures-Metal			Ele Enclos
		Other			C
		Retaining Walls			Retain

		Street & Yard Lighting			Street Lig
		Fire & Police Alarm System			Fire & Alarm
		Fire Protection System			Fire P Sy
		Street Work, Sidewalks, Parking, Concrete	\$91,000		Street Side Parking
		Stumps, Tree Trimming, Shrubbery & Yard Work	\$2,600		Stum Trim Shrubbe V
		Fencing, Sheds, Clotheslines	\$56,650		Fencin Cloth
		Shades & Drapery Rods	\$5,330		Shades R
		Ranges & Range Hoods	\$9,490		Ranges H
		Refrigerators	\$11,570		Refri
		Kitchen Cabinets & Vanities	\$52,962		Kitchen & V
		Laundry Equipment	\$1,950		La Equ
		I.D. Devices, Extinguishers, Etc.	\$1,950		I.D. I Extingu
		Punch List	\$575		Pun
		Lawns & Plantings	\$39,756		Law Pla
		Relocation	\$14,846		Relo
		Improvements to Accounting Automated Systems	\$15,000		Improv Acco Auto Sy
		Administration	\$107,000		Admin
		Fees & Costs	\$16,500		Fees
Total CFP Estimated Cost			\$1,139,968		

Capital Fund Program Five-Year Action Plan				
Part II: Supporting Pages—Work Activities				
Activities for Year : <u>Two (2)</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>Three (3)</u> FFY Grant: 2007 PHA FY: 2007	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
<b><i>CO.28-29</i></b>	Contractor's Bond		<b><i>CO. 28-29</i></b>	Contractor's Bond
<b><i>4 Units</i></b>	General Conditions		<b><i>4 Units</i></b>	General Conditions
<b><i>Scattered Site</i></b>	Demolition and Clearing		<b><i>Scattered Site</i></b>	Demolition and Clearing
<b><i>Family Housing</i></b>	General Excavation		<b><i>Family Housing</i></b>	General Excavation
	Footing Excavation			Footing Excavation
	Backfill, Sump Pumps, Drainage			Backfill, Sump Pumps, Drainage
	Foundation Piles & Caissons			Foundation Piles & Caissons
	Concrete Foundations			Concrete Foundations
	Concrete Superstructures			Concrete Superstructures
	Reinforcing Steel			Reinforcing Steel
	Waterproofing & Damp Proofing			Waterproofing & Damp Proofing
	Spandrel Waterproofing			Spandrel Waterproofing
	Structural Steel			Structural Steel
	Masonry			Masonry
	Stonework			Stonework
	Miscellaneous & Ornamental Metal			Miscellaneous & Ornamental Metal
	Replace Windows			Replace Windows
	Roofing			Roofing
	Gutters, Downs, Splash Blocks			Gutters, Downs, Splash Blocks
	Rough Carpentry			Rough Carpentry
	Garage Doors			Garage Doors
	Caulking, Weather Stripping, Insulation			Caulking, Weather Stripping, Insulation

	Lath, Plaster, Drywall, Wall Tile			Lath, Pla Drywall, W
	Stucco, Ext. Paint, Vinyl Siding			Stucco, Ext Vinyl Si
	Finish Carpentry, Passage Doors & Finish Hardware			Finish Carp Passage Do Finish Har
	Glass & Glazing			Glass & G
	Ext. Metal Doors, Screen			Ext. Metal Scree
	Metal Base and Trim			Metal Bas Trim
	Toilet Partitions			Toilet Part
	Floors, Subfloors, Refinish Floors, Floor Coverings			Floors, Sub Refinish F Floor Cov
	Painting & Decorating			Painting Decorat
	Screens			Screens
	Plumbing, Hot water Heaters, Sinks, Faucets, Shut Offs, Supply Lines, Disposals, Etc.			Plumbing, H Heaters, S Faucets, Sh Supply L Disposals
	Heating, Furnaces, Boilers, Thermostats, Holding Tanks			Heating, Fu Boiler Thermos Holding T
	Ventilating System			Ventilating
	Electrical, Breaker Panel, Wiring, Switches, Plugs, Faceplates, GFI, Light Fixtures			Electrical, I Panel, W Switches, Faceplates Light Fix
	Elevators			Elevato
	Elevator Enclosures-Metal			Elevat Enclosures
	Retaining Walls			Retaining
	Storm Sewers			Storm Se
	Sanitary Sewers			Sanitary S
	Street & Yard			Street &
			form HUD-50075-SA (04/30/2003)	

	Lighting			Lighting
	Fire & Police Alarm System			Fire & Police Alarm System
	Fire Protection System			Fire Protection System
	Street Work, Sidewalks, Parking, Concrete	\$14,462		Street Work, Sidewalks, Parking, Concrete
	Stumps, Tree Trimming, Shrubbery, & Yard Work			Stumps, Tree Trimming, Shrubbery, & Yard Work
	Fencing, Sheds, Clotheslines			Fencing, Sheds, Clotheslines
	Shades & Drapery Rods			Shades & Drapery Rods
	Ranges & Range Hoods			Ranges & Range Hoods
	Refrigerators			Refrigerators
	Kitchen Cabinets & Vanities			Kitchen Cabinets & Vanities
	Laundry Equipment			Laundry Equipment
	ID Devices, Extinguishers, Etc.			ID Devices, Extinguishers, Etc.
	Punch List			Punch List
	Lawns, Plantings, Sprinkler Systems			Lawns, Plantings, Sprinkler Systems
	Relocation			Relocation
	Improvements to Accounting Automated Systems			Improvements to Accounting Automated Systems
	Programming for Golden Circle			Programming for Golden Circle
	Improvements to Maintenance Automated Systems			Improvements to Maintenance Automated Systems
	Administration			Administration
	Fees & Costs			Fees & Costs
Total CFP Estimated Cost		\$14,462		



Capital Fund Program Five-Year Action Plan				
Part II: Supporting Pages—Work Activities				
Activities for Year : <u>Three (3)</u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u>Four (4)</u> FFY Grant: 2008 PHA FY: 2008	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
<b>CO.28-24</b>	Contractor's Bond	\$45,000	<b>CO. 28-24</b>	Contractor's Bond
	General Conditions	\$45,000		General Conditions
	Demolition and Clearing			Demolition and Clearing
	General Excavation			General Excavation
	Footing Excavation			Footing Excavation
	Backfill, Sump Pumps, Drainage	\$16,275		Backfill, Sump Pumps, Drainage
	Foundation Piles & Caissons			Foundation Piles & Caissons
	Concrete Foundations			Concrete Foundations
	Concrete Superstructures			Concrete Superstructures
	Reinforcing Steel			Reinforcing Steel
	Waterproofing & Damp Proofing			Waterproofing & Damp Proofing
	Spandrel Waterproofing			Spandrel Waterproofing
	Structural Steel			Structural Steel
	Masonry			Masonry
	Stonework			Stonework
	Miscellaneous & Ornamental Metal			Miscellaneous & Ornamental Metal
	Replace Windows			Replace Windows
	Roofing			Roofing
	Gutters, Downs, Splash Blocks			Gutters, Downs, Splash Blocks
	Rough Carpentry	\$79,185		Rough Carpentry
	Garage Doors			Garage Doors
	Caulking, Weather Stripping, Insulation	\$3,675		Caulking, Weather Stripping, Insulation

	Lath, Plaster, Drywall, Wall Tile	\$50,250		Lath, Plas Drywall, Wa
	Stucco, Ext. Paint, Vinyl Siding			Stucco, Ext. Vinyl Sid
	Finish Carpentry, Passage Doors & Finish Hardware	\$69,220		Finish Carpe Passage Doo Finish Hard
	Glass & Glazing			Glass & Gl
	Ext. Metal Doors, Screen	\$46,396		Ext. Metal D Screen
	Metal Base and Trim			Metal Base Trim
	Toilet Partitions			Toilet Parti
	Floors, Subfloors, Refinish Floors, Floor Coverings	\$78,750		Floors, Subf Refinish Fl Floor Cove
	Painting & Decorating	\$32,795		Painting Decorati
	Screens			Screens
	Plumbing, Hot water Heaters, Sinks, Faucets, Shut Offs, Supply Lines, Disposals, Etc.	\$63,875		Plumbing, Ho Heaters, Si Faucets, Shu Supply Lin Disposals,
	Heating, Furnaces, Boilers, Thermostats, Holding Tanks	\$45,500		Heating, Fur Boilers Thermosta Holding Ta
	Ventilating System			Ventilating S
	Electrical, Breaker Panel, Wiring, Switches, Plugs, Faceplates, GFI, Light Fixtures	\$28,000		Electrical, B Panel, Wir Switches, P Faceplates, Light Fixtu
	Elevators			Elevator
	Elevator Enclosures-Metal			Elevato Enclosures-
	Retaining Walls			Retaining V
	Storm Sewers			Storm Sev
	Sanitary Sewers			Sanitary Se
	Water Distribution			Water Distri
		form HUD-50075-SA (04/30/2003)		

	System			System
	Gas Distribution System			Gas Distrib System
	Street & Yard Lighting			Street & Y Lighting
	Fire & Police Alarm System			Fire & Police System
	Fire Protection System			Fire Protec System
	Street Work, Sidewalks, Parking, Concrete	\$65,346		Street Wo Sidewalks, Pa Concrete
	Stumps, Tree Trimming, Shrubbery, & Yard Work	\$3,500		Stumps, T Trimming Shrubbery, & Work
	Fencing, Sheds, Clotheslines			Fencing, Sh Clotheslin
	Shades & Drapery Rods	\$7,175		Shades & Dr Rods
	Ranges & Range Hoods	\$12,725		Ranges & R Hoods
	Refrigerators	\$15,575		Refrigerat
	Kitchen Cabinets & Vanities	\$71,300		Kitchen Cabi Vanitie
	Laundry Equipment			Laundry Equ
	ID Devices, Extinguishers, Etc.	\$2,625		ID Devic Extinguisher
	Punch List	\$750		Punch LI
	Lawns, Plantings, Sprinkler Systems	\$70,875		Lawns, Plan Sprinkler Sy
	Relocation	\$20,000		Relocatio
	Improvements to Accounting Automated Systems	\$15,000		Improvemen Accounti Automated S
	Programming for Golden Circle	\$5,000		Programmin Golden Ci
	Improvements to Maintenance Automated Systems	\$10,000		Improvemen Maintenar Automated S
	Administration	\$107,000		Administra

	Fees & Costs	\$16,500		Fees & C
Total CFP Estimated Cost		\$1,027,292		

Capital Fund Program Five-Year Action Plan				
Part II: Supporting Pages—Work Activities				
Activities for Year : <u>Four (4)</u> FFY Grant: 2008 PHA FY: 2008			Activities for Year: <u>Four (4)</u> FFY Grant: 2008 PHA FY: 2008	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
<b><i>CO.28-25</i></b>	Contractor's Bond	\$22,500	<b><i>CO. 28-28</i></b>	Contractor's Bond
<b><i>15 Units</i></b>	General Conditions	\$22,500	<b><i>10 Units</i></b>	General Conditions
<b><i>Scattered Site</i></b>	Demolition and Clearing		<b><i>Scattered Site</i></b>	Demolition and Clearing
<b><i>Family Housing</i></b>	General Excavation		<b><i>Family Housing</i></b>	General Excavation
	Footing Excavation			Footing Excavation
	Backfill, Sump Pumps, Drainage	\$8,137		Backfill, Sump Pumps, Drainage
	Foundation Piles & Caissons			Foundation Piles & Caissons
	Concrete Foundations			Concrete Foundations
	Concrete Superstructures			Concrete Superstructures
	Reinforcing Steel			Reinforcing Steel
	Waterproofing & Damp Proofing			Waterproofing & Damp Proofing
	Spandrel Waterproofing			Spandrel Waterproofing
	Structural Steel			Structural Steel
	Masonry			Masonry
	Stonework			Stonework
	Miscellaneous & Ornamental Metal			Miscellaneous & Ornamental Metal
	Replace Windows	\$52,500		Replace Windows
	Roofing	\$39,263		Roofing
	Gutters, Downs, Splash Blocks	\$5,250		Gutters, Downs, Splash Blocks
	Rough Carpentry	\$39,592		Rough Carpentry
	Garage Doors			Garage Doors
	Caulking, Weather Stripping, Insulation	\$1,837		Caulking, Weather Stripping, Insulation

	Lath, Plaster, Drywall, Wall Tile	\$25,125		Lath, Plas Drywall, Wa
	Stucco, Ext. Paint, Vinyl Siding	\$49,472		Stucco, Ext. Vinyl Sid
	Finish Carpentry, Passage Doors & Finish Hardware	\$34,610		Finish Carpe Passage Doo Finish Hard
	Glass & Glazing			Glass & Gla
	Ext. Metal Doors, Screen	\$23,198		Ext. Metal D Screen
	Metal Base and Trim			Metal Base Trim
	Toilet Partitions			Toilet Parti
	Floors, Subfloors, Refinish Floors, Floor Coverings	\$39,375		Floors, Subf Refinish Fl Floor Cove
	Painting & Decorating	\$16,397		Painting Decorati
	Screens			Screens
	Plumbing, Hot water Heaters, Sinks, Faucets, Shut Offs, Supply Lines, Disposals, Etc.	\$31,937		Plumbing, Ho Heaters, Si Faucets, Shu Supply Lin Disposals,
	Heating, Furnaces, Boilers, Thermostats, Holding Tanks	\$22,750		Heating, Fur Boilers Thermosta Holding Ta
	Ventilating System			Ventilating S
	Electrical, Breaker Panel, Wiring, Switches, Plugs, Faceplates, GFI, Light Fixtures	\$14,000		Electrical, B Panel, Wir Switches, P Faceplates, Light Fixtu
	Elevators			Elevator
	Elevator Enclosures-Metal			Elevato Enclosures-
	Retaining Walls			Retaining V
	Storm Sewers			Storm Sev
	Sanitary Sewers			Sanitary Se
	Street & Yard			Street & Y
		form HUD-50075-SA (04/30/2003)		

	Lighting			Lighting
	Fire & Police Alarm System			Fire & Police System
	Fire Protection System			Fire Protec System
	Street Work, Sidewalks, Parking, Concrete	\$65,826		Street Wo Sidewalks, Pa Concret
	Stumps, Tree Trimming, Shrubbery, & Yard Work	\$1,750		Stumps, T Trimming Shrubbery, & Work
	Fencing, Sheds, Clotheslines			Fencing, SH Clotheslin
	Shades & Drapery Rods	\$3,587		Shades & Dr Rods
	Ranges & Range Hoods	\$6,362		Ranges & R Hoods
	Refrigerators	\$7,787		Refrigerat
	Kitchen Cabinets & Vanities	\$35,650		Kitchen Cabi Vanitie
	Laundry Equipment			Laundry Equ
	ID Devices, Extinguishers, Etc.	\$1,312		ID Devic Extinguisher
	Punch List	\$375		Punch LI
	Lawns, Plantings, Sprinkler Systems	\$35,437		Lawns, Plan Sprinkler Sy
	Relocation	\$10,000		Relocatio
	Improvements to Accounting Automated Systems	\$10,000		Improvemen Accounti Automated S
	Programming for Golden Circle	\$5,000		Programmin Golden Ci
	Improvements to Maintenance Automated Systems	\$10,000		Improvemen Maintenar Automated S
	Administration	\$120,000		Administra
	Fees & Costs	\$10,875		Fees & Co
Total CFP Estimated Cost		\$772,404		





Capital Fund Program Five-Year Action Plan				
Part II: Supporting Pages—Work Activities				
Activities for Year : <u>Five (5)</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u>Five (5)</u> FFY Grant: 2009 PHA FY: 2009	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
<i>CO.28-28</i>	Contractor's Bond	\$7,500	<i>CO. 28-10</i>	Contractor's Bond
<i>10 Scattered Sites</i>	General Conditions	\$20,000	<i>Katharine Bates Apt</i>	General Conditions
<i>Family</i>	Demolition and Clearing		<i>50 Unit Elderly</i>	Demolition and Clearing
	General Excavation		<i>Building</i>	General Excavation
	Footing Excavation			Footing Excavation
	Backfill, Sump Pumps, Drainage			Backfill, Sump Pumps, Drainage
	Foundation Piles & Caissons			Foundation Piles & Caissons
	Concrete Foundations			Concrete Foundations
	Concrete Superstructures			Concrete Superstructures
	Reinforcing Steel			Reinforcing Steel
	Waterproofing & Damp Proofing			Waterproofing & Damp Proofing
	Spandrel Waterproofing			Spandrel Waterproofing
	Structural Steel			Structural Steel
	Masonry			Masonry
	Stonework			Stonework
	Miscellaneous & Ornamental Metal			Miscellaneous & Ornamental Metal
	Replace Windows			Replace Windows
	Roofing	\$15,000		Roofing
	Gutters, Downs, Splash Blocks	\$4,500		Gutters, Downs, Splash Blocks
	Rough Carpentry	\$9,000		Rough Carpentry
	Garage Doors			Garage Doors
	Caulking, Weather	\$3,500		Caulking, Weather
		form HUD-50075-SA (04/30/2003)		

	Stripping, Insulation			Stripping, Insulation
	Lath, Plaster, Drywall, Wall Tile	\$15,000		Lath, Plaster, Drywall, Wall Tile
	Stucco, Ext. Paint, Vinyl Siding	\$27,500		Stucco, Ext. Paint, Vinyl Siding
	Finish Carpentry, Passage Doors & Finish Hardware	\$61,500		Finish Carpentry, Passage Doors & Finish Hardware
	Glass & Glazing			Glass & Glazing
	Ext. Metal Doors, Screen	\$20,000		Ext. Metal Doors, Screen
	Metal Base and Trim			Metal Base and Trim
	Toilet Partitions			Toilet Partitions
	Floors, Subfloors, Refinish Floors, Floor Coverings	\$35,000		Floors, Subfloors, Refinish Floors, Floor Coverings
	Painting & Decorating	\$105,000		Painting & Decorating
	Screens			Screens
	Plumbing, Hot water Heaters, Sinks, Faucets, Shut Offs, Supply Lines, Disposals, Etc.	\$28,500		Plumbing, Hot water Heaters, Sinks, Faucets, Shut Offs, Supply Lines, Disposals, Etc.
	Heating, Furnaces, Boilers, Thermostats, Holding Tanks	\$25,000		Heating, Furnaces, Boilers, Thermostats, Holding Tanks
	Ventilating System			Ventilating System
	Electrical, Breaker Panel, Wiring, Switches, Plugs, Faceplates, GFI, Light Fixtures	\$20,000		Electrical, Breaker Panel, Wiring, Switches, Plugs, Faceplates, GFI, Light Fixtures
	Elevators			Elevators
	Elevator Enclosures-Metal			Elevator Enclosures-Metal
	Retaining Walls			Retaining Walls
				pair/Remodel Unit Decks
			form HUD-50075-SA (04/30/2003)	

				Canopies
				Repair/Repair Existing Irrigation System
	Fire & Police Alarm System			Fire & Police System
	Fire Protection System			Fire Protection System
	Street Work, Sidewalks, Parking, Concrete	\$2,451		Street Work, Sidewalks, Parking, Concrete
	Stumps, Tree Trimming, Shrubbery, & Yard Work	\$7,500		Stumps, Tree Trimming, Shrubbery, & Yard Work
	Fencing, Sheds, Clotheslines	\$10,250		Fencing, Sheds, Clotheslines
	Shades & Drapery Rods	\$4,500		Shades & Drapery Rods
	Ranges & Range Hoods	\$6,250		Ranges & Range Hoods
	Refrigerators	\$7,500		Refrigerators
	Kitchen Cabinets & Vanities	\$22,500		Kitchen Cabinets & Vanities
	Laundry Equipment			Laundry Equipment
	ID Devices, Extinguishers, Etc.			ID Devices, Extinguishers, Etc.
	Punch List	\$2,000		Punch List
	Lawns, Plantings, Sprinkler Systems	\$30,000		Lawns, Plantings, Sprinkler Systems
	Relocation	\$12,000		Relocation
	Improvements to Accounting Automated Systems	\$5,000		Improvements to Accounting Automated Systems
	Programming for Golden Circle	\$1,000		Programming for Golden Circle
	Improvements to Maintenance Automated Systems	\$1,000		Improvements to Maintenance Automated Systems
	Administration	\$10,000		Administration
	Fees & Costs	\$1,000		Fees & Costs

Total CFP Estimated Cost	\$425,451		
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Capital Fund Program Five-Year Action Plan				
Part II: Supporting Pages—Work Activities				
Activities for Year : <u>Five (5)</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u>Five (5)</u> FFY Grant: 2009 PHA FY: 2009	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
<i>CO.28-14</i>	Contractor's Bond	\$42,000	<i>CO. 28-15</i>	Contractor's Bond
<i>Crestview Apartments</i>	General Conditions	\$120,000	<i>34 Units</i>	General Conditions
<i>60 Unit Elderly</i>	Demolition and Clearing		<i>Scattered Site</i>	Demolition and Clearing
<i>Building</i>	General Excavation		<i>Family Housing</i>	General Excavation
	Footing Excavation			Footing Excavation
	Backfill, Sump Pumps, Drainage			Backfill, Sump Pumps, Drainage
	Foundation Piles & Caissons			Foundation Piles & Caissons
	Concrete Foundations			Concrete Foundations
	Concrete Superstructures			Concrete Superstructures
	Reinforcing Steel			Reinforcing Steel
	Waterproofing & Damp Proofing			Waterproofing & Damp Proofing
	Spandrel Waterproofing			Spandrel Waterproofing
	Structural Steel			Structural Steel
	Masonry			Masonry
	Stonework			Stonework
	Miscellaneous & Ornamental Metal			Miscellaneous & Ornamental Metal
	Replace Windows	\$175,000		Replace Windows
	Roofing	% 50,000		Roofing
	Gutters, Downs, Splash Blocks	\$5,000		Gutters, Downs, Splash Blocks
	Rough Carpentry	\$45,000		Rough Carpentry
	Garage Doors			Garage Doors
	Caulking, Weather			Caulking, Weather
		form HUD-50075-SA (04/30/2003)		

	Stripping, Insulation			Stripping, Insulation
	Lath, Plaster, Drywall, Wall Tile	\$30,000		Lath, Plaster, Drywall, Wall Tile
	Stucco, Ext. Paint, Vinyl Siding	\$7,500		Stucco, Ext. Paint, Vinyl Siding
	Finish Carpentry, Passage Doors & Finish Hardware	\$180,000		Finish Carpentry, Passage Doors & Finish Hardware
	Glass & Glazing			Glass & Glazing
	Ext. Metal Doors, Screen	\$25,000		Ext. Metal Doors, Screen
	Metal Base and Trim			Metal Base and Trim
	Toilet Partitions			Toilet Partitions
	Floors, Subfloors, Refinish Floors, Floor Coverings	\$110,000		Floors, Subfloors, Refinish Floors, Floor Coverings
	Painting & Decorating	\$57,000		Painting & Decorating
	Screens			Screens
	Plumbing, Hot water Heaters, Sinks, Faucets, Shut Offs, Supply Lines, Disposals, Etc.	\$58,500		Plumbing, Hot water Heaters, Sinks, Faucets, Shut Offs, Supply Lines, Disposals, Etc.
	Heating, Furnaces, Boilers, Thermostats, Holding Tanks	\$105,500		Heating, Furnaces, Boilers, Thermostats, Holding Tanks
	Ventilating System			Ventilating System
	Electrical, Breaker Panel, Wiring, Switches, Plugs, Faceplates, GFI, Light Fixtures	\$10,000		Electrical, Breaker Panel, Wiring, Switches, Plugs, Faceplates, GFI, Light Fixtures
	Elevators			Elevators
	Elevator Enclosures-Metal	\$3,500		Elevator Enclosures-Metal
	Retaining Walls	\$5,000		Retaining Walls
	Repair/Replace Existing Irrigation	\$2,500		Repair/Replace Existing Irrigation
			form HUD-50075-SA (04/30/2003)	

	System			
	Sanitary Sewers			Sanitary Se
	Street & Yard Lighting			Street & Y Lightin
	Fire & Police Alarm System			Fire & Police System
	Fire Protection System	<\$200,000>		Fire Protec System
	Street Work, Sidewalks, Parking, Concrete	\$75,000 <\$25,000>		Street Wo Sidewalks, P Concret
	Stumps, Tree Trimming, Shrubbery, & Yard Work	\$2,500		Stumps, T Trimmin Shrubbery, & Work
	Fencing, Sheds, Clotheslines	\$2,500		Fencing, SH Clotheslin
	Shades & Drapery Rods	\$9,000		Shades & Dr Rods
	Ranges & Range Hoods	\$29,100		Ranges & R Hoods
	Refrigerators	\$32,150		Refrigerat
	Kitchen Cabinets & Vanities	\$72,000		Kitchen Cabi Vantie
	Laundry Equipment	\$2,500		Laundry Equ
	ID Devices, Extinguishers, Etc.	\$9,000		ID Devic Extinguisher
	Punch List	\$6,000		Punch L
	Lawns, Plantings, Sprinkler Systems	\$5,000		Lawns, Plan Sprinkler Sy
	Relocation	\$30,000		Relocati
	Improvements to Accounting Automated Systems	\$10,000		Improvemen Accounti Automated S
	Programming for Golden Circle	\$3,500		Programmin Golden Ci
	Improvements to Maintenance Automated Systems	\$3,500		Improvemen Maintenan Automated S
	Administration	\$170,000		Administra
	Fees & Costs	\$7,500		Fees & Co

Total CFP Estimated Cost	<\$225,000>		
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Capital Fund Program Five-Year Action Plan				
Part II: Supporting Pages—Work Activities				
Activities for Year : <u>Five (5)</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: FFY Grant: PHA FY:	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
<i>CO.28-20</i>	Contractor's Bond	\$31,000		Contractor's Bond
<i>Scattered Site</i>	General Conditions	\$31,000		General Conditions
<i>20 Units</i>	Demolition and Clearing			Demolition and Clearing
<i>Family Housing</i>	General Excavation			General Excavation
	Footing Excavation			Footing Excavation
	Backfill, Sump Pumps, Drainage	\$10,230		Backfill, Sump Pumps, Drainage
	Foundation Piles & Caissons			Foundation Piles & Caissons
	Concrete Foundations			Concrete Foundations
	Concrete Superstructures			Concrete Superstructures
	Reinforcing Steel			Reinforcing Steel
	Waterproofing & Damp Proofing			Waterproofing & Damp Proofing
	Spandrel Waterproofing			Spandrel Waterproofing
	Structural Steel			Structural Steel
	Masonry			Masonry
	Stonework			Stonework
	Miscellaneous & Ornamental Metal			Miscellaneous & Ornamental Metal
	Replace Windows	\$85,595		Replace Windows
	Roofing	\$55,000		Roofing
	Gutters, Downs, Splash Blocks	\$6,600		Gutters, Downs, Splash Blocks
	Rough Carpentry	\$30,580		Rough Carpentry
	Garage Doors			Garage Doors
	Caulking, Weather Stripping, Insulation			Caulking, Weather Stripping, Insulation

	Lath, Plaster, Drywall, Wall Tile			Lath, Plas Drywall, Wa
	Stucco, Ext. Paint, Vinyl Siding	\$99,000 <\$29,405>		Stucco, Ext. Vinyl Sid
	Finish Carpentry, Passage Doors & Finish Hardware	\$50,754		Finish Carpe Passage Doo Finish Hard
	Glass & Glazing			Glass & Gl
	Ext. Metal Doors, Screen	\$10,120		Ext. Metal D Screen
	Metal Base and Trim			Metal Base Trim
	Toilet Partitions			Toilet Parti
	Floors, Subfloors, Refinish Floors, Floor Coverings	\$49,500		Floors, Subf Refinish Fl Floor Cove
	Painting & Decorating	\$20,614		Painting Decorati
	Screens			Screens
	Plumbing, Hot water Heaters, Sinks, Faucets, Shut Offs, Supply Lines, Disposals, Etc.	\$40,150		Plumbing, Ho Heaters, Si Faucets, Shu Supply Lin Disposals,
	Heating, Furnaces, Boilers, Thermostats, Holding Tanks	\$30,910		Heating, Fur Boilers Thermosta Holding Ta
	Ventilating System			Ventilating S
	Electrical, Breaker Panel, Wiring, Switches, Plugs, Faceplates, GFI, Light Fixtures	\$17,600		Electrical, B Panel, Wir Switches, P Faceplates, Light Fixt
	Elevators			Elevator
	Elevator Enclosures-Metal			Elevato Enclosures-
	Retaining Walls			Retaining V
	Storm Sewers			Storm Sev
	Sanitary Sewers			Sanitary Se
	Street & Yard			Street & Y
		form HUD-50075-SA (04/30/2003)		

	Lighting			Lighting
	Fire & Police Alarm System			Fire & Police System
	Fire Protection System			Fire Protec System
	Street Work, Sidewalks, Parking, Concrete	<\$99,374>		Street Wo Sidewalks, Pa Concret
	Stumps, Tree Trimming, Shrubbery, & Yard Work	\$2,200		Stumps, T Trimming Shrubbery, & Work
	Fencing, Sheds, Clotheslines	\$44,550		Fencing, SH Clotheslin
	Shades & Drapery Rods			Shades & Dr Rods
	Ranges & Range Hoods	\$7,942		Ranges & R Hoods
	Refrigerators	\$9,790		Refrigerat
	Kitchen Cabinets & Vanities	\$44,814		Kitchen Cabi Vanitie
	Laundry Equipment			Laundry Equ
	ID Devices, Extinguishers, Etc.	\$1,650		ID Devic Extinguisher
	Punch List	\$500		Punch LI
	Lawns, Plantings, Sprinkler Systems	\$41,756		Lawns, Plan Sprinkler Sy
	Relocation	\$17,600		Relocatio
	Improvements to Accounting Automated Systems			Improvemen Accounti Automated S
	Programming for Golden Circle			Programmin Golden Ci
	Improvements to Maintenance Automated Systems			Improvemen Maintenan Automated S
	Administration			Administra
	Fees & Costs			Fees & Co
Total CFP Estimated Cost		<\$128,779>		